

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Sanlando Utilities Territory Amendment – Settlement Agreement

**DEPARTMENT:** Environmental Services **DIVISION:** Planning, Engineering & Inspections

**AUTHORIZED BY:**  **CONTACT:** J. Dennis Westrick, P.E. **EXT.** 2040  
John Cirello, Ph.D., P.E., Director

**Agenda Date** 9-27-05 **Regular** ☐ **Consent** ☒ **Work Session** ☐ **Briefing** ☐  
**Public Hearing – 1:30** ☐ **Public Hearing – 7:00** ☐

**MOTION/RECOMMENDATION:**

Approve and authorize Chairman to execute Settlement Agreement between Sanlando Utilities Corporation and Seminole County to amend Sanlando Utilities certificated service areas. District - 3 Van Der Weide

**BACKGROUND:**

Sanlando Utilities Corporation filed an application with the Florida Public Service Commission (FPSC) to amend its certificated water and wastewater service areas as identified on Exhibits A, B & C. Seminole County objected to Sanlando's application, asserting that portions of the proposed service areas, as set forth on Exhibit D, include areas to which the County claims the exclusive right to provide service. Sanlando Utilities has revised their FPSC application filing to exclude certain areas to which the County objected. The Settlement Agreement resolves the disputed areas.

Reviewed by: <u>09-12-05</u>
Co Atty: <u>J. D. Westrick</u>
DFS: <u>N/A</u>
Other: <u>N/A</u>
DCM: <u>SS</u>
CM: <u>JSB</u>
File No. <u>CESP01</u>

**BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION**

RE: Application of

**SANLANDO UTILITIES  
CORPORATION** for amendment  
of water and wastewater certificates  
in Seminole County, Florida

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Docket No. 040384-WS

**SETTLEMENT AGREEMENT**

This Settlement Agreement (*Agreement*) is entered into this \_\_\_\_ day of September, 2005 between SANLANDO UTILITIES CORPORATION, a Florida corporation (*Sanlando*), and SEMINOLE COUNTY, FLORIDA, a political subdivision of the State of Florida(*County*).

**RECITALS**

- A. Sanlando is a utility certificated to provide water and wastewater service to customers in Seminole County Florida.
- B. The County provides water and wastewater service to customers in Seminole County, Florida.
- C. In Docket No. 040384-WS, Sanlando filed an application (*Application*) with the Florida Public Service Commission to extend its service area to the area identified on Exhibit "A" (*Proposed Service Area*).
- D. The Proposed Service Area and County's service area are adjacent and overlap in part.
- E. The County has objected to Sanlando's application, asserting that portions of the Proposed Service Area, more fully described in Exhibit "D", include areas which the County claims it has the exclusive right to serve under certain ordinances.
- F. Sanlando and the County wish to clearly define their respective extended service areas to facilitate planning, avoid a duplication of facilities and services, maximize the use of their respective facilities, resolve any conflict concerning their respective rights and responsibilities and finally settle and compromise the disputes regarding their respective service areas.

In consideration of the mutual promises and covenants set out in this Agreement, the sufficiency of which is hereby acknowledged, Sanlando and the County agree as follows:

1. The foregoing Recitals are true and correct and incorporated into this Agreement for all purposes.

2. The County agrees that Sanlando shall have the exclusive right to provide water and wastewater service to the customers identified on Exhibit "B", and the County shall not provide water or wastewater service to these areas.
3. The County agrees that Sanlando shall have the exclusive right to provide water and wastewater service to the areas identified on Exhibit "C", and the County shall not provide water or wastewater service to these areas. The County acknowledges that the revised Proposed Service Areas, as described in Exhibit "C", reflects the deletion of certain portions of Sanlando's certificated water and wastewater service areas, more fully described in Exhibit "D".
4. Sanlando agrees that the County shall have the exclusive right to provide water and wastewater service to the areas identified on Exhibit "D", and Sanlando shall not provide water or wastewater service to these areas.
5. As soon as possible after execution of this Agreement, Sanlando shall (a) submit this Agreement to the Commission for its approval; and (b) amend the Application to redefine the Proposed Service Areas as described in Exhibit "C". If this Agreement is not accepted and approved without modification by the Commission, this Agreement is terminated and shall be considered null and void.
6. As soon as possible after execution of this Agreement, the County shall withdraw its objection to the Application.
7. This Agreement will become effective on the date the Commission enters a final order approving the Agreement.
8. This Agreement is the result of a compromise of vigorously disputed claims and does not constitute and shall not be construed to be an admission of liability or responsibility of any party hereto. Sanlando and the County specifically state that they have entered into this Agreement solely to avoid the burden and expense of continuing litigation and for the covenants, releases, and agreements contained herein.
9. This Agreement, including all Exhibits attached hereto, contains the entire agreement between the parties relating to the subject matter hereof. All prior or contemporaneous agreements, written or oral, between the parties regarding the subject matter hereof are superseded by this Agreement. This Agreement may not be modified except by a written document signed by an authorized representative of each of Sanlando and the County. No term of this Agreement is to be construed or interpreted in any manner based upon which party drafted its language.
10. Nothing in this Agreement, express or implied, is intended to confer on any person other than the parties any rights, remedies, obligations, or liabilities under or by reason of this Agreement.
11. Sanlando and the County agree to execute all such documents and take all such actions

after the date hereof as the other party shall reasonably request in connection with carrying out and effectuating the intent and purposes contemplated by this Agreement, including, without limitation, the execution and delivery of any and all confirmatory and other documents in addition to those to be delivered concurrently with the execution hereof and all actions which may reasonably be necessary or desirable to complete the transaction and agreements contemplated hereby.

12. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective assigns and successors by merger, consolidation, conveyance or otherwise.

13. Until further written notice by either party to the other, all notices provided for herein shall be in writing and transmitted by messenger, by mail or facsimile,

if to the County:

Mr. Kevin J. Grace, County Manager  
Seminole County  
1101 East First Street  
Sanford, Florida 32771-1468

with a copy to:

Seminole County Attorney's Office  
Seminole County Services Building  
1101 East First Street  
Sanford, Florida 32771-1468

if to Sanlando:

Mr. Patrick C. Flynn, Regional Director  
Sanlando Utilities Corporation  
200 Weathersfield Avenue  
Altamonte Springs, Florida 32714

with a copy to:

Rose, Sundstrom & Bentley, LLP  
Sanlando Center  
2180 W. State Road 434, Ste. 2118  
Longwood, Florida 32779  
Attention: Valerie L. Lord, Esquire

14. This Agreement shall be governed by the laws of the State of Florida and it shall be and become effective immediately upon execution by both parties hereto, subject to any approvals which must be obtained from governmental authority, if applicable.

15. In the event Sanlando or the County is required to enforce this Agreement by Court proceedings or otherwise, by instituting suit or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees, including such fees and costs of any appeal.

16. To the extent authorized by law and subject to the limitations of Section 768.28 Florida Statutes, the County agrees to indemnify and hold Sanlando harmless from and against any and all liabilities, claims, damages, costs and expenses (including reasonable trial and appellate attorney's fees) to which Sanlando may become subject by reason of or arising out of the County's performance of this Agreement. Sanlando agrees to indemnify and hold the County harmless from and against any and all liabilities, claims, damages, costs and expenses (including reasonable trial and appellate attorney's fees) to which the County may become subject by reason of or arising out of Sanlando's performance of this Agreement.

17. Whenever approvals of any nature are required by either party to this Agreement, it is

agreed that same shall not be unreasonably withheld or delayed.

18. Failure to insist upon strict compliance of any of the terms, covenants, or conditions herein shall not be deemed a waiver of such terms, covenants, or conditions, nor shall any waiver or relinquishment of any right or power hereunder at any one time or times be deemed a waiver or relinquishment of such right or power at any other time or times.

19. The parties have evidenced their acceptance and agreement with the provisions of this Agreement by their signatures, and each party represents to the other party that the persons who have executed this Agreement on their behalf have been duly authorized to do so.

IN WITNESS WHEREOF, Sanlando and the County have executed or have caused this Agreement, with the named Exhibits attached, to be duly executed in several counterparts, each of which counterpart shall be considered an original executed copy of this Agreement.

Witnesses:

SANLANDO UTILITIES CORPORATION

\_\_\_\_\_  
Signature

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name

Its: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

SEMINOLE COUNTY

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

By: \_\_\_\_\_

Its: \_\_\_\_\_

M:\1 ALTAMONTE\UTILITIES INC\SANLANDO\(.61) SANLANDO (2003 Terr Ext)\CONSOLIDATION\Settlement Agreement (Seminole County).wpd

## **EXHIBIT "A"**

### **PROPOSED WATER SERVICE AREA (Per Application)**

A tract of land lying in Township 20 South, Range 29 East and Township 21 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Section 30 Township 20 South, Range 29 East; thence North 550 feet; thence East 2750 feet; thence North 57 $\frac{1}{2}$  East 650 feet; thence East 400 feet; thence South 38 $\frac{1}{2}$  East 780 feet; thence North 67 $\frac{1}{2}$  East 2050 feet; thence South 36 $\frac{1}{2}$  East 600 feet; thence East 685 feet; thence North 68 $\frac{1}{2}$  East 425 feet; thence East 300 feet; thence South 360 feet; thence East 300 feet; thence North 72 $\frac{1}{2}$  East 610 feet; thence South 77 $\frac{1}{2}$  East 630 feet; thence South 65 $\frac{1}{2}$  East 570 feet; thence South 240 feet; thence East along the South line of Section 29, Township 20 South, Range 29 East for 1300 feet to the Northwest corner of Section 33, Township 20 South, Range 29 East; thence East 5280 feet to the Northwest corner of Section 34, Township 20 South, Range 29 East; thence East 3320 feet; thence North 3560 feet; thence North 05 $\frac{1}{2}$  East 880 feet; thence North 45 $\frac{1}{2}$  East 620 feet; thence North 11 $\frac{1}{2}$  East 400 feet; thence East 410 feet; thence North 1200 feet; thence North 19 $\frac{1}{2}$  East 1975 feet; thence East 310 feet; to the West line of Section 23, Township 20 South, Range 29 East; thence North 2300 feet to the Northwest corner of said Section 23; thence East 1320 feet; thence North 330 feet; thence East 1320 feet; thence South 330 feet; thence East 2640 feet; to the Northeast corner of said Section 23; thence continue East along the North line of Section 24, Township 20 South, Range 29 East for 2400 feet to the West Right-of-Way of Interstate No. 4, thence South 17 $\frac{1}{2}$  West along said Right-of-Way for 5500 feet to the North line of Section 25, Township 20 South, Range 29 East; thence East 3700 feet to the Northeast corner of said Section 25; thence South 230

0 feet; thence West 950 feet; thence South 330 feet; thence West 950 feet; thence South 2640 feet to the North line of Section 36, Township 20 South, Range 29 East; thence East 200 feet; thence South 750 feet; thence East 300 feet; thence South 600 feet; thence East 400 feet; thence South 500 feet; thence East 900 feet to the East line of said Section 36; thence South 2300 feet; thence West 1500 feet; thence South 1500 feet to the North line of Section 1, Township<sup>21</sup> 21 South, Range 29 East; thence West 850 feet; thence South 2640 feet; thence West 1320 feet; thence South 330 feet; thence West 660 feet; thence North 330 feet; thence West 660 to the West line of Section 1; thence South 660 feet along the East line of Section 2, Township 21 South, Range 29 East; thence West 660 feet; thence North 660 feet; thence West 660 feet; thence South 300 feet; thence South 50 $\frac{1}{2}$  West for 700 feet; thence West 1500 feet; thence North 850 feet; thence South 55 $\frac{1}{2}$  West for 2500 feet to the East line of Section 3, Township 21 South, Range 29 East; thence South along said East line of Section 3 for 1320 feet to the Northeast corner of Section 10, Township 21 South, Range 29 East; thence South 2800 feet; thence West for 1320 feet; thence South 1320 feet; thence East for 660 feet; thence North for 660 feet; thence East for 660 feet; thence South 1980 feet to the Southeast corner of Section 10, Township 21 South, Range 29 East; thence West along the South line of said Section 10 for 2640 feet; thence North for 5280 feet to the Northwest corner of the Northeasterly  $\frac{1}{4}$  of said Section 10; thence East for

1320 feet; thence North for 1320 feet to the North Right-of-Way of State Road 434; thence West along said Right-of-Way 2500 feet to Wekiva Springs Road; thence North 45° West along Wekiva Springs Road for 3500 feet; thence South 1000 feet; thence West 1320 feet; thence North 52° West for 850 feet; thence North 1450 feet to the Northeast corner of the Northwest ¼ of Section 4, Township 21 South, Range 29 East; thence West 1320 feet; thence South for 3800 feet; thence West for 1320 feet; thence South 1320 feet to the Southwest corner of said Section 4; thence continue South along the East line of Section 8, Township 21 South, Range 29 East for 1320 feet; thence West 3000 feet; thence South for 660 feet; thence East for 360 feet; thence South for 1980 feet; thence East for 1320 feet; thence South for 1320 feet to the Southwest corner of the Southeast ¼ of the Southeast ¼ of said Section 8; thence continue South for 800 feet; thence West for 260 feet; thence South for 200 feet; thence West for 400 feet; thence North for 200 feet; thence West for 660 feet; thence South for 1980 feet; thence West for 1320 feet; thence North for 2500 feet; thence West for 1320 feet; thence North 140 feet to the Southeast corner of Section 7, Township 21 South, Range 29 East; thence North 150 feet; thence West 150 feet; thence North 50 feet; thence West 550 feet; thence South 50 feet; thence West 320 feet; thence North 1200 feet; thence East 1020 feet to the East line of said Section 7; thence North 1320 feet; thence West 1320 feet; thence North 1320 feet; thence West 3960 feet to the West line of said Section 7; thence North 1320 feet to the Southwest corner of Section 6, Township 21 South, Range 29 East; thence North 5280 feet to the Northwest corner of said Section 6 and the Southwest corner of Section 31, Township 20 South, Range 29 East; thence North 5280 feet to the POINT OF BEGINNING.

LESS: Commence at the Northwest corner of Section 5, Township 21 South, Range 29 East; thence 1320 feet West; thence South 1008 feet to the POINT OF BEGINNING; thence West 190 feet; thence South 500 feet; thence East 190 feet; thence South 1132 feet; thence East 1320 feet; thence North 1320 feet; thence West 1320 feet; thence North 312 feet to the POINT OF BEGINNING.



## **EXHIBIT "A"**

### **PROPOSED WASTEWATER SERVICE AREA (Per Application)**

A tract of land lying in Township 20 South, Range 29 East and Township 21 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Section 30 Township 20 South, Range 29 East; thence North 550 feet; thence East 2750 feet; thence North 57 $\frac{1}{2}$  East 650 feet; thence East 400 feet; thence South 38 $\frac{1}{2}$  East 780 feet; thence North 67 $\frac{1}{2}$  East 2050 feet; thence South 36 $\frac{1}{2}$  East 600 feet; thence East 685 feet; thence North 68 $\frac{1}{2}$  East 425 feet; thence East 300 feet; thence South 360 feet; thence East 300 feet; thence North 72 $\frac{1}{2}$  East 610 feet; thence South 77 $\frac{1}{2}$  East 630 feet; thence South 65 $\frac{1}{2}$  East 570 feet; thence South 240 feet; thence East along the South line of Section 29, Township 20 South, Range 29 East for 1300 feet to the Northwest corner of Section 33, Township 20 South, Range 29 East; thence East 5280 feet to the Northwest corner of Section 34, Township 20 South, Range 29 East; thence East 3320 feet; thence North 3560 feet; thence North 05 $\frac{1}{2}$  East 880 feet; thence North 45 $\frac{1}{2}$  East 620 feet; thence North 11 $\frac{1}{2}$  East 400 feet; thence East 410 feet; thence North 1200 feet; thence North 19 $\frac{1}{2}$  East 1975 feet; thence East 310 feet; to the West line of Section 23, Township 20 South, Range 29 East; thence North 2300 feet to the Northwest corner of said Section 23; thence East 1320 feet; thence North 330 feet; thence East 1320 feet; thence South 330 feet; thence East 2640 feet; to the Northeast corner of said Section 23; thence continue East along the North line of Section 24, Township 20 South, Range 29 East for 2400 feet to the West Right-of-Way of Interstate No. 4, thence South 17 $\frac{1}{2}$  West along said Right-of-Way for 5500 feet to the North line of Section 25, Township 20 South, Range 29 East; thence East 3700 feet to the Northeast corner of said Section 25; thence South 2300 feet; thence West 950 feet; thence South 330 feet; thence West 950 feet; thence South 2640 feet to the North line of Section 36, Township 20 South, Range 29 East; thence East 200 feet; thence South 750 feet; thence East 300 feet; thence South 600 feet; thence East 400 feet; thence South 500 feet; thence East 900 feet to the East line of said Section 36; thence South 2300 feet; thence West 1500 feet; thence South 1500 feet to the North line of Section 1, Township 21 South, Range 29 East; thence West 850 feet; thence South 2640 feet; thence West 1320 feet; thence South 660 feet; thence West 4600 feet; thence North 850 feet to the North Right-of-Way of State Road 434; thence South 60 $\frac{1}{2}$  West 500 feet; thence South along the West Right-of-Way of Interstate No. 4 for 2700 feet; thence West 1700 feet to the Northwest corner of Section 11, Township 21 South, Range 29 East and the Northeast corner of Section 10, Township 21 South, Range 29 East; thence South 2800 feet; thence West for 1320 feet; thence South 1320 feet; thence East for 660 feet; thence North for 660 feet; thence East for 660 feet; thence South 1980 feet to the Southeast corner of Section 10, Township 21 South, Range 29 East; thence West along the South line of said Section 10 for 2640 feet; thence North for 5280 feet to the Northwest corner of the Northeasterly  $\frac{1}{4}$  of said Section 10; thence East for 1320 feet to the North Right-of-Way of State Road 434; thence West 2625 feet; thence South 400 feet; thence West 100 feet;

thence South 50 feet; thence West 100 feet; thence North 10° East for 500 feet; thence West along the North Right-of-Way of State Road 434 for 800 feet; thence North 800 feet; thence North 45° West 500 feet; thence West 1200 feet; thence North 52° West 700 feet; thence North 30° East 300 feet; thence West 600 feet; thence North 52° West for 850 feet; thence North 1450 feet to the Northeast corner of the Northwest ¼ of Section 4, Township 21 South, Range 29 East; thence West 1320 feet; thence South for 3800 feet; thence West for 1320 feet; thence South 1320 feet to the Southwest corner of said Section 4; thence continue South along the East line of Section 8, Township 21 South, Range 29 East for 1320 feet; thence West 3000 feet; thence South for 660 feet; thence East for 360 feet; thence South for 1980 feet; thence East for 1320 feet; thence South for 1320 feet to the Southwest corner of the Southeast ¼ of the Southeast ¼ of said Section 8; thence continue South for 800 feet; thence West for 260 feet; thence South for 200 feet; thence West for 400 feet; thence North for 200 feet; thence West for 660 feet; thence South for 1980 feet; thence West for 1320 feet; thence North for 2500 feet; thence West for 1320 feet; thence North 140 feet to the Southeast corner of Section 7, Township 21 South, Range 29 East; thence North 150 feet; thence West 150 feet; thence North 50 feet; thence West 550 feet; thence South 50 feet; thence West 320 feet; thence North 1200 feet; thence East 1020 feet to the East line of said Section 7; thence North 1320 feet; thence West 1320 feet; thence North 1320 feet; thence West 3960 feet to the West line of said Section 7; thence North 1320 feet to the Southwest corner of Section 6, Township 21 South, Range 29 East; thence North 5280 feet to the Northwest corner of said Section 6 and the Southwest corner of Section 31, Township 20 South, Range 29 East; thence North 5280 feet to the POINT OF BEGINNING.

LESS: Commence at the Northwest corner of Section 5, Township 21 South, Range 29 East; thence 1320 feet West; thence South 1008 feet to the POINT OF BEGINNING; thence West 190 feet; thence South 500 feet; thence East 190 feet; thence South 1132 feet; thence East 1320 feet; thence North 1320 feet; thence West 1320 feet; thence North 312 feet to the POINT OF BEGINNING.

**EXHIBIT "B"**

1300 Ridge Road	LOT 109 MYRTLE LAKE HILLS PB 13 PG 7-9
1310 Ridge Road	LOT 108 MYRTLE LAKE HILLS PB 13 PG 7-9
1320 Ridge Road	LOT 107 MYRTLE LAKE HILLS PB 13 PG 709
1760 Highland Road	LOTS 153 AND 158 MYRTLE LAKE HILLS PB 13 PG 7-9
1731 Myrtle Lake Hills Road	LOT 152 MYRTLE LAKE HILLS PB 13 PG 7-9
1801 Myrtle Lake Hills Road	LOT 72 MYRTLE LAKE HILLS PB 13 PG 7-9
1811 Myrtle Lake Hills Road	LOT 73 MYRTLE LAKE HILLS PB 13 PG 7-9
1821 Myrtle Lake Hills Road	LOT 74 MYRTLE LAKE HILLS PB 13 PG 7-9

## EXHIBIT "C"

### REVISED PROPOSED WATER SERVICE AREA (Per Settlement Agreement)

A tract of land lying in Township 20 South, Range 29 East and Township 21 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Section 30 Township 20 South, Range 29 East; thence North 550 feet; thence East 2750 feet; thence North 57° East 650 feet; thence East 400 feet; thence South 38° East 780 feet; thence North 67° East 2050 feet; thence South 36° East 600 feet; thence East 685 feet; thence North 68° East 425 feet; thence East 300 feet; thence South 360 feet; thence East 300 feet; thence North 72° East 610 feet; thence South 77° East 630 feet; thence South 65° East 570 feet; thence South 240 feet; thence East along the South line of Section 29, Township 20 South, Range 29 East for 1300 feet to the Northwest corner of Section 33, Township 20 South, Range 29 East; thence East 5280 feet to the Northwest corner of Section 34, Township 20 South, Range 29 East; thence East 3320 feet; thence North 3560 feet; thence North 05° East 880 feet; thence North 45° East 620 feet; thence North 11° East 400 feet; thence East 410 feet; thence North 1200 feet; thence North 19° East 1975 feet; thence East 310 feet; to the West line of Section 23, Township 20 South, Range 29 East; thence North 1000 feet, thence East 1310 feet, thence North 1610 feet; thence East 1320 feet; thence South 330 feet; thence East 2640 feet; to the Northeast corner of said Section 23; thence continue East along the North line of Section 24, Township 20 South, Range 29 East for 2400 feet to the West Right-of-Way of Interstate No. 4, thence South 17° West along said Right-of-Way for 5500 feet to the North line of Section 25, Township 20 South, Range 29 East; thence East 2550 feet, thence South 500 feet, thence South 45° West 600 feet, thence West 160 feet, thence South 150 feet, thence East 140 feet, thence South 110 feet, thence West 150 feet, thence South 75 feet, thence West 125 feet, thence South 755 feet, thence East 275 feet, thence South 160 feet, thence West 350 feet, thence South 150 feet, thence East 1000 feet, thence South 400 feet; thence West 1000 feet; thence South 2640 feet to the North line of Section 36, Township 20 South, Range 29 East; thence East 200 feet; thence South 750 feet; thence East 300 feet; thence South 600 feet; thence East 400 feet; thence South 500 feet; thence East 900 feet to the East line of said Section 36; thence South 2300 feet; thence West 1500 feet; thence South 1500 feet to the North line of Section 1, Township 21 South, Range 29 East; thence West 850 feet; thence South 2640 feet; thence West 1320 feet; thence South 330 feet; thence West 660 feet; thence North 330 feet; thence West 660 to the West line of Section 1; thence South 660 feet along the East line of Section 2, Township 21 South, Range 29 East; thence West 660 feet; thence North 660 feet; thence West 660 feet; thence South 300 feet; thence South 50° West for 700 feet; thence West 1500 feet; thence North 850 feet; thence South 55° West for 2500 feet to the East line of Section 3, Township 21 South, Range 29 East; thence South along said East line of Section 3 for 1320 feet to the Northeast corner of Section 10, Township 21 South, Range 29 East; thence West 570 feet; thence Southerly 1620 feet along an 80 degree arc to a point of reverse curvature also located 1200 feet West of the East line of said Section 10; thence Southerly 1530 feet along a 57 degree arc to a point also located 1300 feet West of the East line of said Section 10; thence South

1320 feet; thence East for 660 feet; thence North for 660 feet; thence East for 660 feet; thence South 1980 feet to the Southeast corner of Section 10, Township 21 South, Range 29 East; thence West along the South line of said Section 10 for 2640 feet; thence North for 5280 feet to the Northwest corner of the Northeasterly  $\frac{1}{4}$  of said Section 10; thence East for 1320 feet; thence North for 1320 feet to the North Right-of-Way of State Road 434; thence West along said Right-of-Way 2500 feet to Wekiva Springs Road; thence North 45° West along Wekiva Springs Road for 3500 feet; thence South 1000 feet; thence West 1320 feet; thence North 52° West for 850 feet; thence North 1450 feet to the Northeast corner of the Northwest  $\frac{1}{4}$  of Section 4, Township 21 South, Range 29 East; thence West 1320 feet; thence South for 3800 feet; thence West for 1320 feet; thence South 1320 feet to the Southwest corner of said Section 4; thence continue South along the East line of Section 8, Township 21 South, Range 29 East for 1320 feet; thence West 3000 feet; thence South for 660 feet; thence East for 360 feet; thence South for 1980 feet; thence East for 1320 feet; thence South for 1320 feet to the Southwest corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 8; thence continue South for 800 feet; thence West for 260 feet; thence South for 200 feet; thence West for 400 feet; thence North for 200 feet; thence West for 660 feet; thence South for 1980 feet; thence West for 1320 feet; thence North for 2500 feet; thence West for 1320 feet; thence North 140 feet to the Southeast corner of Section 7, Township 21 South, Range 29 East; thence North 150 feet; thence West 150 feet; thence North 50 feet; thence West 550 feet; thence South 50 feet; thence West 320 feet; thence North 1200 feet; thence East 1020 feet to the East line of said Section 7; thence North 1320 feet; thence West 1320 feet; thence North 660 feet, thence East 660 feet, thence North 660 feet, thence West 4380 feet to the West line of Section 7, thence North 1300 feet to the Southwest corner of Section 6, Township 21 South, Range 29 East; thence North 5280 feet to the Northwest corner of said Section 6 and the Southwest corner of Section 31, Township 20 South, Range 29 East; thence North 5280 feet to the POINT OF BEGINNING.

LESS: The Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 5, Township 21 South, Range 29 East.

That portion of Section 5, Township 21S, Range 29E, Seminole County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 5; thence West 1300 feet; thence South 1100 feet to the POINT OF BEGINNING; thence South 350 feet; thence East 100 feet; thence North 350 feet; thence West 100 feet to the POINT OF BEGINNING.

## **EXHIBIT "C"**

### **REVISED PROPOSED WASTEWATER SERVICE AREA (Per Settlement Agreement)**

A tract of land lying in Township 20 South, Range 29 East and Township 21 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Section 30 Township 20 South, Range 29 East; thence North 550 feet; thence East 2750 feet; thence North 57° East 650 feet; thence East 400 feet; thence South 38° East 780 feet; thence North 67° East 2050 feet; thence South 36° East 600 feet; thence East 685 feet; thence North 68° East 425 feet; thence East 300 feet; thence South 360 feet; thence East 300 feet; thence North 72° East 610 feet; thence South 77° East 630 feet; thence South 65° East 570 feet; thence South 240 feet; thence East along the South line of Section 29, Township 20 South, Range 29 East for 1300 feet to the Northwest corner of Section 33, Township 20 South, Range 29 East; thence East 5280 feet to the Northwest corner of Section 34, Township 20 South, Range 29 East; thence East 3320 feet; thence North 3560 feet; thence North 05° East 880 feet; thence North 45° East 620 feet; thence North 11° East 400 feet; thence East 410 feet; thence North 1200 feet; thence North 19° East 1975 feet; thence East 310 feet; to the West line of Section 23, Township 20 South, Range 29 East; thence North 1000 feet, thence East 1310 feet, thence North 1610 feet; thence East 1320 feet; thence South 330 feet; thence East 2640 feet; to the Northeast corner of said Section 23; thence continue East along the North line of Section 24, Township 20 South, Range 29 East for 2400 feet to the West Right-of-Way of Interstate No. 4, thence South 17° West along said Right-of-Way for 5500 feet to the North line of Section 25, Township 20 South, Range 29 East; thence East 2550 feet, thence South 500 feet, thence South 45° West 600 feet, thence West 160 feet, thence South 150 feet, thence East 140 feet, thence South 110 feet, thence West 150 feet, thence South 75 feet, thence West 125 feet, thence South 755 feet, thence East 275 feet, thence South 160 feet, thence West 350 feet, thence South 150 feet, thence East 1000 feet, thence South 400 feet; thence West 1,000 feet; thence South 2640 feet to the North line of Section 36, Township 20 South, Range 29 East; thence East 560 feet; thence South 1300 feet; thence East 420 feet; thence South 420 feet; thence East 930 feet to the East line of said Section 36; thence South 2300 feet; thence West 1500 feet; thence South 1500 feet to the North line of Section 1, Township 21 South, Range 29 East; thence West 850 feet; thence South 2640 feet; thence West 1320 feet; thence South 660 feet; thence West 4600 feet; thence North 850 feet to the North Right-of-Way of State Road 434; thence South 60° West 500 feet; thence South along the West Right-of-Way of Interstate No. 4 for 2700 feet; thence West 1700 feet to the Northwest corner of Section 11, Township 21 South, Range 29 East and the Northeast corner of Section 10, Township 21 South, Range 29 East; thence West 570 feet; thence Southerly 1620 feet along an 80 degree arc to a point of reverse curvature also located 1200 feet West of the East line of said Section 10; thence Southerly 1530 feet along a 57 degree arc to a point also located 1300 feet West of the East line of said Section 10; thence South 1320 feet; thence East for 660 feet; thence North for 660 feet; thence East for 660 feet; thence South 1980 feet to the Southeast corner of Section 10, Township 21 South, Range 29 East; thence West along the South line of said Section 10 for 2640 feet;

thence North for 5280 feet to the Northwest corner of the Northeasterly  $\frac{1}{4}$  of said Section 10; thence East for 1320 feet, thence North 1320 feet to the North Right-of-Way of State Road 434; thence West 2625 feet; thence South 400 feet; thence West 100 feet; thence South 50 feet; thence West 100 feet; thence North 10 $\square$  East for 500 feet; thence West along the North Right-of-Way of State Road 434 for 800 feet; thence North 800 feet; thence North 45 $\square$  West 500 feet; thence West 1200 feet; thence North 52 $\square$  West 700 feet; thence North 30 $\square$  East 300 feet; thence West 600 feet; thence North 52 $\square$  West for 850 feet; thence North 1450 feet to the Northeast corner of the Northwest  $\frac{1}{4}$  of Section 4, Township 21 South, Range 29 East; thence West 1320 feet; thence South for 3800 feet; thence West for 1320 feet; thence South 1320 feet to the Southwest corner of said Section 4; thence continue South along the East line of Section 8, Township 21 South, Range 29 East for 1320 feet; thence West 3000 feet; thence South for 660 feet; thence East for 360 feet; thence South for 1980 feet; thence East for 1320 feet; thence South for 1320 feet to the Southwest corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 8; thence continue South for 800 feet; thence West for 260 feet; thence South for 200 feet; thence West for 400 feet; thence North for 200 feet; thence West for 660 feet; thence South for 1980 feet; thence West for 1320 feet; thence North for 2500 feet; thence West for 1320 feet; thence North 140 feet to the Southeast corner of Section 7, Township 21 South, Range 29 East; thence North 150 feet; thence West 150 feet; thence North 50 feet; thence West 550 feet; thence South 50 feet; thence West 320 feet; thence North 1200 feet; thence East 1020 feet to the East line of said Section 7; thence North 1320 feet; thence West 1320 feet; thence North 1320 feet; thence West 3960 feet to the West line of said Section 7; thence North 660 feet, thence East 660 feet, thence North 660 feet, thence 4380 feet to the West line of Section 7, thence North 1300 feet to the Southwest corner of Section 6, Township 21 South, Range 29 East; thence North 5280 feet to the Northwest corner of said Section 6 and the Southwest corner of Section 31, Township 20 South, Range 29 East; thence North 5280 feet to the POINT OF BEGINNING.

LESS: The Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 5, Township 21 South, Range 29 East.

## **EXHIBIT "D"**

### **AREA TO BE DELETED PER SETTLEMENT AGREEMENT**

2270 Westwood Drive	Leg Lot 4, Block E, BRANTLEY SHORES FIRST ADDITION, recorded in Plat Book 9, Page 41, of the Public Records of Seminole County, Florida
2300 Westwood Drive	Leg Lot 5, Block E, BRANTLEY SHORES FIRST ADDITION, recorded in Plat Book 9, Page 41, of the Public Records of Seminole County, Florida
2310 Westwood Drive	Leg Lot S 155.15 Feet of Lot 51, Block A, LAKE BRANTLEY ISLES SECOND ADDITION, recorded in Plat Book 11, Page 5, of the Public Records of Seminole County, Florida
1935 Alaquia Drive	Leg Lot 24, ALAQUA PHASE 1, recorded in Plat Book 33, Pages 67 to 71, of the Public Records of Seminole County, Florida
3080 Timpana Point	Leg Lot 25, ALAQUA PHASE 1, recorded in Plat Book 33, Pages 67 to 71, of the Public Records of Seminole County, Florida
3068 Timpana Point	Leg Lot 26, ALAQUA PHASE 1, recorded in Plat Book 33, Pages 67 to 71, of the Public Records of Seminole County, Florida
3056 Timpana Point	Leg Lot 27, ALAQUA PHASE 1, recorded in Plat Book 33, Pages 67 to 71, of the Public Records of Seminole County, Florida
3044 Timpana Point	Leg Lot 28 & 29 (less S 74.99 feet of Lot 29), ALAQUA PHASE 1, recorded in Plat Book 33, Pages 67 to 71, of the Public Records of Seminole County, Florida
3020 Timpana Point	Leg S 74.99 feet of Lot 29 & Lot 30, ALAQUA PHASE 1, recorded in Plat Book 33, Pages 67 to 71, of the Public Records of Seminole County, Florida
3008 Timpana Point	Leg Lots 31 & 32 (Less beginning in SE corner of Lot 32, run W 40 feet N 05 degrees 14 minutes 19 seconds E, 278.17 feet ELY on curve 15.04 feet S, 275.28 feet to the Point of Beginning) ALAQUA PHASE 1, recorded in Plat Book 33, Pages 67 to 71, of the Public Records of Seminole County, Florida



- 2991 Timpana Point Leg Pt of Lots 32 described as beginning in SE corner, run W 40 feet North 5 degrees 14 minutes 19 seconds E 278.17 feet ELY on curve 15.04 feet S, 275.28 feet to the Point of Beginning, and all of Lot 33, ALAQUA PHASE 1, recorded in Plat Book 33, Pages 67 to 71, of the Public Records of Seminole County, Florida
- 3003 Timpana Point Leg Lot 34, ALAQUA PHASE 1, recorded in Plat Book 33, Pages 67 to 71, of the Public Records of Seminole County, Florida
- 3015 Timpana Point Leg Lot 35, ALAQUA PHASE 1, recorded in Plat Book 33, Pages 67 to 71, of the Public Records of Seminole County, Florida
- 3033 Timpana Point Leg Lot 36, ALAQUA PHASE 1, recorded in Plat Book 33, Pages 67 to 71, of the Public Records of Seminole County, Florida
- 3045 Timpana Point Leg Lot 37, ALAQUA PHASE 1, recorded in Plat Book 33, Pages 67 to 71, of the Public Records of Seminole County, Florida
- 3057 Timpana Point Leg Lot 38, ALAQUA PHASE 1, recorded in Plat Book 33, Pages 67 to 71, of the Public Records of Seminole County, Florida
- 3069 Timpana Point Leg Lot 39, ALAQUA PHASE 1, recorded in Plat Book 33, Pages 67 to 71, of the Public Records of Seminole County, Florida
- 3081 Timpana Point Leg Lot 40, ALAQUA PHASE 1, recorded in Plat Book 33, Pages 67 to 71, of the Public Records of Seminole County, Florida
- 3093 Timpana Point Leg Lot 41, ALAQUA PHASE 1, recorded in Plat Book 33, Pages 67 to 71, of the Public Records of Seminole County, Florida

40 Highland Street West  
Sanlando Park and  
Sanlando Softball Complex

Sanlando Park

Leg Sec. 10, T 21 S, R 29 E, SE 1/4 of NE 1/4, E of SCL RY, (less lots 6 & 7, Block B, Sanlando Springs Tract 52 and STS), & N 305 Feet of NE 1/4 of SE 1/4 E of SCL RY and 01-21-29-5CK-520B-0060 Lots 6 & 7, Block B, Tract 52, Sanlando Springs, as recorded in Plat Book 5, Page 34, of the Public Records of Seminole County, Florida

Softball Complex

Parcel 1: Leg Lots 1 to 18, Block E, Tract 49, Sanlando Springs, as

recorded in Plat Book 5, Page 16, of the Public Records of Seminole County, Florida

Parcel 2: Leg Lots 1 to 37, Block B, Tract 49, Sanlando Springs, as recorded in Plat Book 5, Page 16, of the Public Records of Seminole County, Florida

Parcel 3: Leg Civic Center Tract 49, Sanlando Springs, as recorded in Plat Book 5, Page 16, of the Public Records of Seminole County, Florida

Parcel 4: Leg Lots 27 to 37, Block A, Tract 49, Sanlando Springs, as recorded in Plat Book 5, Page 16, of the Public Records of Seminole County, Florida

Parcel 5: Leg Lots 12 to 24, Block H, Tract 49, Sanlando Springs, as recorded in Plat Book 5, Page 16, of the Public Records of Seminole County, Florida

Parcel 6: Leg Lots 1 to 11, Block H, Tract 49, Sanlando Springs, as recorded in Plat Book 5, Page 16, of the Public Records of Seminole County, Florida

Parcel 7: Leg Park, Tract 49, Sanlando Springs, as recorded in Plat Book 5, Page 16, of the Public Records of Seminole County, Florida

Parcel 8: Leg Lots 1 to 11, Block K, Tract 49, Sanlando Springs, as recorded in Plat Book 5, Page 16, of the Public Records of Seminole County, Florida

Parcel 9: Leg Lots 18 and 19, Block K, Tract 49, Sanlando Springs, as recorded in Plat Book 5, Page 16, of the Public Records of Seminole County, Florida

Parcel 10: Leg Lots 12 to 17, Block K, Tract 49, Sanlando Springs, as recorded in Plat Book 5, Page 16, of the Public Records of Seminole County, Florida

Parcel 11: Leg Lots 1 to 24, Block L, Tract 49, Sanlando Springs, as recorded in Plat Book 5, Page 16, of the Public Records of Seminole County, Florida

Parcel 12: Leg Lots 1 to 24, Block G, Tract 49, Sanlando Springs, as recorded in Plat Book 5, Page 16, of the Public Records of Seminole County, Florida

Parcel 13: Leg Lots 1 to 24, Block F, Tract 49, Sanlando Springs, as recorded in Plat Book 5, Page 16, of the Public Records of Seminole County, Florida

Parcel 14: Leg Lots 1 to 26, Block A, Tract 49, Sanlando Springs, as recorded in Plat Book 5, Page 16, of the Public Records of Seminole County, Florida